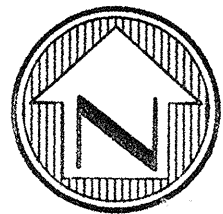


LOCATION MAP



GRAPHIC SCALE

1 inch = 100 ft.



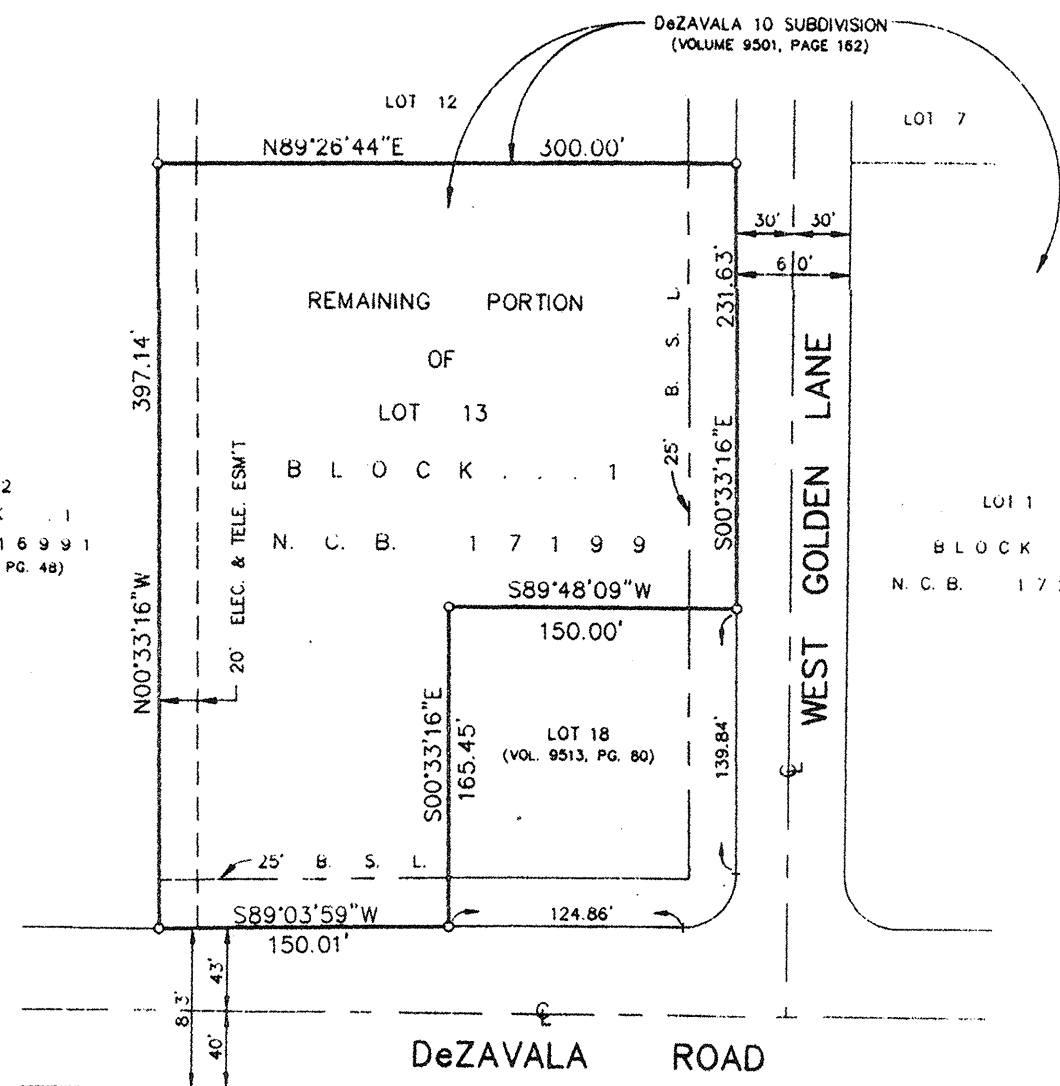
W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

DRAWN BY: S.R.F. JR.
JOB ORDER NO. 45800.02

NOTES AND LEGEND

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS' ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- BUILDING SETBACK LINE ----- B.S.L.
- ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
- ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
- TELEPHONE & CABLE TELEVISION EASEMENT ----- T.V.E.
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

LOT 12
BLOCK 1
N.C.B. 16991
(VOL. 9500, PG. 48)

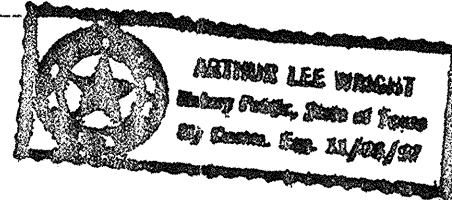
AREA BEING REPLATTED
THROUGH PUBLIC HEARING

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS "DeZAVALA 10 SUBDIVISION", RECORDED IN VOL. 9501, PG. 162, BEXAR COUNTY DEED AND PLAT RECORDS.

I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

OWNER LOT 19: *[Signature]*
OWNER LOT 20: *[Signature]*
OWNER'S DULY AUTHORIZED AGENT: *[Signature]*
SWORN TO AND SUBSCRIBED BEFORE ME THIS 11/8/97
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 11/8/97



NOTES:

- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE APPROVED BY THE CENTRAL MAPPING DIVISION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT. W.F. CASTELLA & ASSOC., INC., ASSUMES NO LIABILITY FOR ITS ACCURACY.
- MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF W.F. CASTELLA & ASSOCIATES, INC.
- THE LOT, BLOCK & N.C.B.'S ASSIGNED HEREON WERE ASSIGNED BY THE SAN ANTONIO CITY TAX OFFICE W.F. CASTELLA & ASSOC., INC. ASSUMES NO LIABILITY FOR THEIR ACCURACY.

THIS PLAT OF DeZAVALA SUBDIVISION 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 12th DAY OF November, A.D. 1995, IN THE RECORDS OF THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

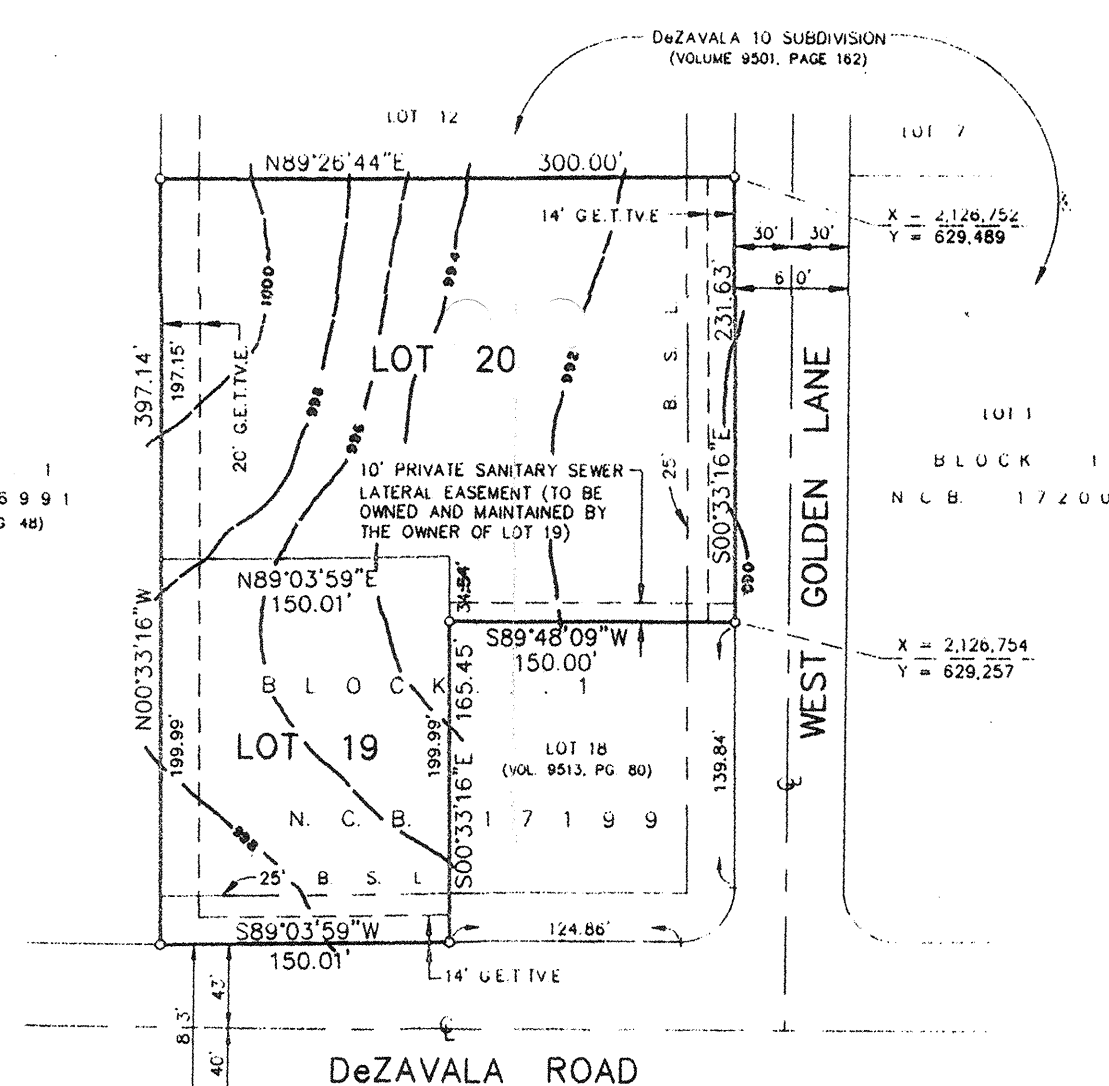
BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)
I, Gerry Rickhoff, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 27th DAY OF October, A.D. 1995, AT 2:41 P.M. AND DULY RECORDED THE 1st DAY OF November, A.D. 1995, AT 1:05 P.M. IN THE RECORDS OF Deeds - Plats OF SAID COUNTY, IN BOOK VOLUME 9532.

ON PAGE 225 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 1st DAY OF November, A.D. 1995, COUNTY CLERK, BEXAR COUNTY, TEXAS.

BY: *[Signature]* DEPUTY

950210



REPLAT

NOTE:

NO BUILDING PERMIT WILL BE ISSUED ON LOT 20 UNTIL THE SITE GRADING PLAN FOR THE PROPOSED DEVELOPMENT IS REVIEWED AND APPROVED BY THE DRAINAGE ENGINEER, DEPARTMENT OF PUBLIC WORKS, CITY OF SAN ANTONIO.

REPLAT OF

DeZAVALA 10 SUBDIVISION

BEING A REPLAT OF THE REMAINING PORTION OF LOT 13, BLOCK 1, N.C.B. 17199, SAN ANTONIO, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 2.165 ACRES.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER LOT 19: *[Signature]*
OWNER LOT 20: *[Signature]*
OWNER'S DULY AUTHORIZED AGENT: *[Signature]*

STATE OF TEXAS)
COUNTY OF BEXAR)
I, Paul Pressey, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 27th DAY OF October, A.D. 1995, AT 2:41 P.M. AND DULY RECORDED THE 1st DAY OF November, A.D. 1995, AT 1:05 P.M. IN THE RECORDS OF Deeds - Plats OF SAID COUNTY, IN BOOK VOLUME 9532.

ON PAGE 225 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 1st DAY OF November, A.D. 1995, COUNTY CLERK, BEXAR COUNTY, TEXAS.

BY: *[Signature]* DEPUTY

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUN -2 PM 2:36

9530/225
VRP# 02-01-054



City of San Antonio
New
Vested Rights Permit
APPLICATION

02 JAN - 2 PM 2:36
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Permit File: # VRP 02-01-054

Assigned by city staff

Date: 12-19-01

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Earl and Brown on behalf of DeZavala Business Associates
2. Address: 111 Soledad, Suite 1111, San Antonio, Texas
3. Zip: 78205 Telephone # (210)222-1500
4. Site location or address NCB 17199 BLK 1 LOTS 20
5. Council District eight ETJ no Over Edward's Aquifer Recharge () yes (☒) no

• **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JAN 22 2:37

• **Approved Plat**

Plat Name: DeZavala 10 Subdivision Plat # 950210 Acreage: 2.165 Approval

Date: 5/25/95 Plat recording Date: 11/1/95 Expiration Date: NA Vol./Pg. 9532/225

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

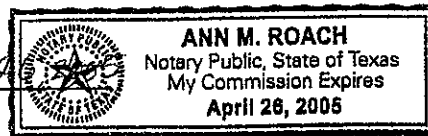
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Habib Erkan Jr. Signature: [Signature] Date: _____

Sworn to and subscribed before me by on this 19 day of December 2001, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: April 26, 2005



Ann M. Roach

City of San Antonio use

☒ **Approved**

☐ **Disapproved**

Review By: [Signature]
Assistant City Attorney

Date: 1-3-02

August 17, 2001

02-01-054-

January 2, 2002

Mr. Mike Herrera
Planning Department
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Mr. Steve Arronge
Deputy City Attorney
City of San Antonio
100 S. Flores, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JAN -2 PM 2:36

Re: NCB 17199, BLK 1, Lot 20

Dear Messrs. Herrera & Arronge:

We are requesting a Vested Rights determination on the above referenced property on behalf of our client, DeZavala Business Associates. Please find enclosed herewith a completed Vested Rights Permit Application and check for \$160.00.

The permit for which we assert that our client is entitled to a favorable Vested Rights determination is the recorded plat of the property. Specifically, the plat is entitled "DeZavala Ten Subdivision", is numbered Plat No. 950210, was approved by the Planning Commission on May 25, 1995, and was recorded in the Bexar County Property Records on November 1, 1995. A copy of the aforementioned plat is attached herewith.

Based on this information, it is my opinion that the subject property is entitled to "Vested Rights" pursuant to Texas Local Government Code Chapter 245 and applicable provisions of the City of San Antonio's revised Unified Development Code. I am confident that after you have had an opportunity to review this letter and the supporting materials you will concur.

Please do not hesitate to contact the undersigned should you have any questions regarding this matter.

Sincerely,
EARL & BROWN, P.C.

By: _____

David L. Earl

Enclosures

cc: Melbourne O'Banion

f:4177.001/herrera arronge vested right ltr NCB17199.doc



EARL & BROWN P.C.
A PROFESSIONAL CORPORATION

111 SOLEDAD, SUITE 1111 - 210-222-1500
SAN ANTONIO, TX 78205

1711

32-61
1110 27053

DATE 1/2/02

PAY
TO THE
ORDER OF

City of San Antonio

\$ 160.00

One hundred sixty dollars & 00/100

DOLLARS  Security Features
Included.
Details on Back.

Vested Rights Permit App			
Dezavala	NCB 17199		

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

[Signature]

MP

⑈001711⑈ ⑆111000614⑆ ⑈1566699680⑈

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JAN -2 PM 2:36

BANK ONE
Bank One, NA
Dallas, Texas 75201
www.bankone.com